

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
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Project Name: Dad & Lad Ent. LLC/Edgewood Landings

Case #: 138-R-03

Date: January 13, 2004

Comments:

1. Please contact Tim Welch for Engineering comments.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Dad & Lad Ent. LLC/Edgewood
Landings

Case #: 138-R-03

Date: January 13, 2004

Comments:

1. Flow test required.
2. Private main requires DDC's
3. Fire lane as per 3-5 of the FFPC required. Revise drawing SP-1 and dimension fire lane. Show 60 ft outside turning radius.

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Division: Info. Systems

Member: Gary Gray
(GRG)
954-828-5762

Project Name: Dad & Lad Ent. LLC/Edgewood
Landings

Case #: 138-R-03

Date: January 13, 2004

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Dad & Lad Ent. LLC/Edgewood Landings

Case #: 138-R-03

Date: January 13, 2004

Comments:

1. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
2. Provide a list of the existing trees and palms on site, their names and sizes. All Tree Preservation Ordinance requirements apply, including those relating to the preservation of “existing, large, desirable trees”. Any trees that would be considered good candidates for relocation should be relocated. Site Plan redesign may be required to save certain trees.

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Division: Planning

Member: Lois Udvardy
954-828-5862

Project Name: Dad & Lad Ent. LLC/Edgewood Landings

Case #: 138-R-03

Date: January 13, 2004

Request: Site Plan Review/Twenty –six (26) Townhouses/RML-25
1610, 1612, 1614, ...1672 S.W. 32 Place
Plat “Edgewood Landings” (Case No. 4-P-03) was approved by CC Nov. 4, 2003

Comments:

1. Provide a point-by-point text narrative indicating how this development meets Sec. 47-18.33, Townhouse Requirements.
2. Provide a point-by-point text narrative indicating how this development meets Sec. 47-25.2, Adequacy Requirements.
3. Pursuant to Sec. 25.2.F., Adequacy Requirements, Parks and Open Space, a residential Park Impact Fee in the amount of \$22,680 must be paid prior to Final DRC being obtained for this development.
4. Provide evidence that plat has been recorded prior to Final DRC.
5. At the September 17, 2003 Planning and Zoning Board meeting the applicant, Mike Redington, stated they planned on mitigating some of the noise issues, due to the proximity of the airport, by impact resistant windows, insulated ceilings and concrete roofs. Discuss whether these items have been incorporated into the plans.
6. Discuss widening the pavement on S.W. 32 Place with Engineering representative at meeting.
7. Continue sidewalk across driveways and continue sidewalk to park walkway entrance. If there are any existing sidewalks, the new sidewalk should connect to them.
8. Indicate adjacent building footprints and uses on site plan.
9. Indicate 5-foot easement around property required by Sec 47-18.33.B.5.

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10. Label the 9-foot chain link fence on the south and west sides of the property are owned by Broward County.
11. Confirm whether the development meets Sec. 47-18.33.B.3. in regard to a minimum of twenty-five percent (25%) of the townhouse group's front façade shall set back an additional 5 feet from the rest of the front façade. Verify which façade is considered the front.
12. Indicate roof overhangs with a dotted line. Show AC units and patios on plans. Indicate outline of balconies and doors on site plan. Any rooftop equipment must be screened.
13. Dimension garage – discuss whether there is sufficient area to count as a parking space. Discuss parking requirements with Zoning representative. Delineate 74 proposed spaces.
14. Discuss trash collection service.
15. Label colors, materials, type of doors and windows, etc.
16. Strongly recommend presenting project to surrounding neighbors and Edgewood Homeowners Assn.
17. Response to all comments shall be provided within 90 calendar days or project may be subject to additional review.
18. Additional comments may be forthcoming at DRC meeting.

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Division:	Police	Member:	Det. Gary J. Gorman 954-828-6421
Project Name:	Dad & Lad Ent. LLC/Edgewood Landings	Case #:	138-R-03
Date:	January 13, 2004		

Comments:

1. Will there be a security fence/gate at project openings?
2. Will this fence/gate be electronically controlled by card access system? If not, how will access to project be controlled?
3. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
4. Will there be sufficient common area lighting in order to prevent any blind or dark spots within this facility?
5. Will impact resistant glass be used?
6. Will all solid entry/exit doors have a 180-degree viewing device? (Peep-hole)
7. All entry doors and locking devices will have sufficient security rating.
8. Will the garage doors have secondary locking devices?
9. Will each unit have a perimeter security system, to include glass break protection and panic buttons for emergency conditions?
10. Will CCTV be used to monitor this site, to include entry/exit points, common areas, and the pool pavilion area?
11. How will access to the pool area be controlled?
12. Will there be on-site security or management?
13. All landscaping should allow full view of location.
- 14. Please submit comments in writing prior to DRC sign-off.**

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Dad & Lad Ent. LLC/Edgewood Landings

Case #: 138-R-03

Date: January 13, 2004

Comments:

1. Provide a narrative outlining how the proposed townhouse project complies with section 47-18.33 section by section.
2. Delineate the required five (5) foot pedestrian easements on the site plan for the front sides and rear yards pursuant to the requirements of section 47-18.33.B.5.a-c.
3. The minimum rear yard setback is twenty (20) feet pursuant to section 47-18.33.B.5.c and the site plan indicates seventeen feet and seven inches (17'-7").
4. Dimension all garages and driveways pursuant to section 47-20.11 the minimum parking space requirement.
5. Dimension on the site and floor plans the additional five (5) foot setback from the rest of the front façade pursuant to section 47-18.33.B.3.
6. Dimension the height of the pavilion.
7. The fire lane shall not encroach into the required pedestrian easement.
8. Light values shall not exceed one half footcandle at the adjacent residential property lines.
9. Provide a detail on the proposed monument sign in accordance with the requirements of section 47-22.
10. Indicate the location of all mechanical equipment on the site plan and roof plan pursuant to the requirements of sections 47-19.2.S and 47-19.2.Z.